

BK0376PG0663

STATE MS.-DESOTO CO.  
FILED

JUL 31 10 24 AM '00

BK 376 PG 663  
W.F. BARKER (Y) CLK.

JOHN C. COLLINS  
TO  
JAMES L. COLLINS

GRANTOR  
WARRANTY DEED  
GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, JOHN C. COLLINS, do hereby sell, convey and warrant unto my father, JAMES L. COLLINS, the following described lands:

LYING AND BEING SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2950.0 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION AS MEASURED ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 581.2 FEET TO A POINT; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 149 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER SECTION A DISTANCE OF 581.2 FEET TO A POINT IN THE NORTH LINE OF SAID QUARTER SECTION; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 149 FEET TO THE POINT OF BEGINNING AND CONTAINING 2 ACRES, MORE OR LESS.

SAID LANDS ARE FURTHER DESCRIBED AS THE WEST 2 ACRES OF THE 9 ACRE TRACT CONVEYED TO E. C. BILLINGS BY TROY L. HIGNITE BY DEED DATED 25 NOVEMBER 1963 AND RECORDED IN DEED BOOK 56 AT PAGE 509 OF THE LAND RECORDS OF SAID COUNTY AND STATE AND BEING THE SAME LANDS CONVEYED BY DEED OF RECORD IN DEED BOOK 163 PAGE 165 OF THE LAND RECORDS OF SAID COUNTY AND STATE.

SAID LANDS ARE SUBJECT TO EXISTING EASEMENTS FOR PUBLIC ROADS AND PUBLIC UTILITIES AND TO SLOCUM PUBLIC ROAD TRAVERSING SAID LANDS.

SAID LANDS ARE SUBJECT TO THE INDEBTEDNESS SECURED BY DEED OF TRUST OF RECORD IN BOOK 292 PAGE 351 OF SAID LAND RECORDS.

The warranty of this deed is subject to any encroachment or matter, including any discrepancy in area or boundary, which an accurate and current survey of said real property might disclose; to any road and/or utility easement or right-of-way lying in, on over or across said lands; to any applicable zoning and/or subdivision ordinance and/or regulation of DeSoto County, Mississippi.

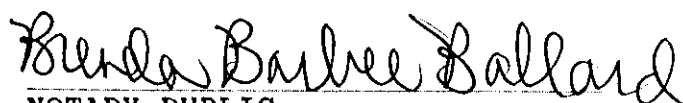
WITNESS MY SIGNATURE this the 17<sup>th</sup> day of July,  
2000.

  
JOHN C. COLLINS

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named JOHN C. COLLINS who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 17<sup>th</sup>  
day of July, 2000.

  
NOTARY PUBLIC

My Commission Expires:  
028 February 2003

ADDRESS OF GRANTOR:

441 Slocum Rd  
Hernando Ms 38632  
Res. Phone No.:  
662-429-5770  
Bus. Phone No.:  
SAME

ADDRESS OF GRANTEE:

441 Slocum Rd.  
Hernando Ms 38632  
Res. Phone No.:  
662-429-5770  
Bus. Phone No.:  
SAME

This instrument prepared by:

William W. Ballard  
2310 Elm Street  
Hernando, MS 38632  
662-429-7886